

Know all Men by these Presents, 37-104

38-2-29 ✓

That we, Arthur J. Belanger and Lucille A. Belanger, husband and wife, of Waterville, Kennebec County, Maine

in consideration of ONE DOLLAR and other valuable considerations

007351

paid by VAN E. CLARK and DEBRA L. CLARK, husband and wife, of Waterville, Kennebec County, Maine

whose mailing address is 139 Rideout Street, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said VAN E. CLARK and DEBRA L. CLARK

TRANSFER
TAX
PAID

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Rideout Street in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lots #89, #90 and #91 of a Plan entitled "Plan of Nelson Heights" dated August 23, 1920 and recorded in the Kennebec County Registry of Deeds in Plan Book 7 at Page 34 and 35, which lots comprise one tract of land ninety (90) feet on the street and extend back one hundred (100) feet.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Richard L. Denis and Susan M. Denis dated December 23, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2923 at Page 283.

This conveyance is subject, however, to an existing mortgage from James and Margery Herlihy to the Waterville Savings Bank (n/k/a Peoples Heritage Savings Bank) dated January 3, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1607, Page 273, which mortgage indebtedness was assumed by Ernest J. Doyon by Warranty Deed dated June 9, 1975 and recorded in the Kennebec Registry in Book 1822, Page 78, which indebtedness was assume by Richard and Susan Denis by Warranty Deed dated December 21, 1976, and recorded in the Kennebec Registry in Book 1966 at Page 197, which mortgage indebtedness was assumed by the Grantors herein by Warranty Deed dated December 23, 1985, and recorded in the Kennebec Registry in Book 2923 at Page 283, which mortgage debt in the current amount of \$ 20,147.02 , the Grantees herein assume and agree to pay.

BK 3130 PG 010

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **VAN E. CLARK and DEBRA L. CLARK**

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances ;
that we have good right to sell and convey the same to the said Grantees to hold as aforesaid;
and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **Arthur J. Belanger**

and **Lucille A. Belanger**

~~husband~~/wife of the said **Arthur J. Belanger**

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 1ST day of the month of April, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

<u>Robert M. Marden</u> (To Both)	<u>Arthur J. Belanger</u> Arthur J. Belanger
<u>Lucille A. Belanger</u> Lucille A. Belanger	
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State of Maine, County of Kennebec **ss.** April 1ST, 19 87.

Then personally appeared the above named **Arthur J. Belanger**
and **Lucille A. Belanger**

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert M. Marden
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1987 APR -7 AM 9:00

Printed Name, Robert M. Marden
Attorney at Law/Notary Public
My Commission Expires Nov. 5, 1988